

DEVELOPMENT SUMMARY
Total Land Area : 128.88 Acres
Total Residential Lots: 625
Density : 4.85

UTILITIES
Water : Bexar Met Water System
Sewer : S.A.W.S.
Telephone : S.W. Bell Telephone
Electric : City Public Service
Cable : Time-Warner
School : S.SAN.I.S.D.

LOCATION
Located Inside City Limits
Zoned: R-5 Zone Single Family

GENERAL NOTES
1. Typical Lot Size: 5000 Sq. Ft.
PLAN HAS BEEN ACCEPTED BY
[Signature]
7-28-00 677
(date) (number)
If no plats are filed, plan will expire
On 1-27-02
1st plat filed on

LEGEND
 Unit Boundary
 Proposed Drain R.O.W.
 Project Boundary
REVISED DATE: 7-27-2000

VILLAS DEL SOL SUBDIVISION

PRELIMINARY OVERALL DEVELOPMENT PLAN

KAUFMAN & BROAD

LAND PLANNING TEAM

HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.
San Antonio, Tx. 78201 (210) 979-0072

RECEIVED
00 JUL 28 AM 9:55
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

SCALE: 1"=200'
DATE: 13-10-2000



RECEIVED
00 MAR 22 PM 3:09
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LAND DEVELOPMENT
SERVICES DIVISION

CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: _____ Name of POADP: LAS CASAS
 Owners: Hawfman & Prosser Consulting Firm: Vickrey Engineering
 Address: 4800 Fredericksburg Rd Address: 7334 Blanco Rd Suite 109
 Zip Code: 78229 Zip Code: 78216-4978
 School District: 95.15.2 Phone: 349-3271
 Existing zoning: R-5 Proposed zoning: _____

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
 Projected # of Phases: 6 ☐ Yes ☐ No
 San Antonio City Limits? ☒ Yes ☐ No
 Council District: 4
 Ferguson map grid: 681

Land area being platted:	Lots	Acres
Single Family (SF)	<u>800</u>	<u>160</u>
Multi-family (MF)	<u>-</u>	<u>-</u>
Commercial and non-residential	<u>-</u>	<u>-</u>

Is there a previous POADP for this Site? Name _____ No. ✓

Is there a corresponding PUD for this site? Name _____ No. ✓

Plats associated with this POADP or site? Name _____ No. ✓

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Herb Quiroga

Signature: Herb Quiroga

Date: 3-15-00

Phone: 308-1316

Fax: 979-0072

- RECEIVED
00 MAR 22 PM 3:09
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LAND DEVELOPMENT
SERVICES DIVISION
- ☐ name of the POADP and the subdivision;
 - ☐ indication of development phases on the POADP;
 - ☐ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
 - ☐ north arrow and scale of the map;
 - ☐ proposed land use by location, type and acreage;
 - ☐ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
 - ☐ contour lines at intervals no greater than ten (10) feet;
 - ☐ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
 - ☐ existing adjacent or perimeter streets;
 - ☐ one hundred year flood plain limits;
 - ☐ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
 - ☐ a complete application and certification, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
 - ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
 - ☐ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210)207-7501;
 - ☐ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
 - ☐ the POADP ☒ does not ☐ does about State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
 - ☐ The POADP ☒ is not ☐ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
 - ☐ The POADP lies in the B.S.I.S.D. School District and they have been contacted concerning this development.
 - ☐ List below all Major Thourfares that are adjacent to the property or included with in the boundaries.

BARBAMORA ST.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name:

Herb Quiroga

Signature:

Herb Quiroga

If you have any questions please call J. Jay at 207-7900

APPLICATION REVISED October 7, 1999



CITY OF SAN ANTONIO

July 26, 2000

Herb Quiroga

Kaufman & Broad
4800 Fredericksburg Rd.
San Antonio, TX 78229

Re: Las Casas (a.k.a. Villas Del Sol)

POADP # 677

Dear Mr. Quiroga,

The City Staff Development Review Committee has reviewed Las Casas Subdivision Preliminary Overall Area Development Plan # 677. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- We recommend that sidewalk and pedestrian access be provided between Phase II and the proposed school site.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Quiroga

Page 2

July 26, 2000

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. All Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, with a large initial "E" and "M".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Andrew J. Ballard, P. E., City Engineer

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: Las Casa Subdivision Level 2 T.I.A.

Date: July 21, 2000


The Engineering and Traffic Division has reviewed the Level-2 Traffic Impact Analysis for the Las Casas POADP located southwest of the intersection of IH 35 and Zarzamora. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing estimated to generate 807 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through four access points, one at the intersection of Ansley & Zarzamora, one through Lytle Ave at the Ann Arbor stub out, one on Patron at the Larkia Lane stub out and one to the north through a proposed business park street to IH 35 frontage.

The Engineering and Traffic Division has determined that a traffic signal will be warranted for the intersection of Ansley & Zarzamora due to traffic associated with this development. The developer is encouraged to assist with the funding for the installation of a traffic signal in order to provide safe and efficient means of access. In addition, connectivity should be provided through Rhoda St, the stub out street south of the development.


Jim Clements, P.E.
Traffic Design Engineer

Approved by:


Andrew J. Ballard, P.E.
City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☐ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 6-21-00

POADP NAME:

LAS CASAS

(3rd Review)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 6-30-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments ① Traffic Signal will be reqd. at
Intersection of Ansely Blvd. and South
Larrazmore.

[Signature]
Signature

Sp. Engineering Assoc.
Title

7/20/00
Date

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☐ Bexar County Public Works
☒ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 6-21-00

POADP NAME:

LAS CASAS (3rd Review)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 6-30-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 22732402 so. of IH35 is on the MTP requiring
2 min. of 86' ROW. IH 35 is on the MTP and TXDOT
System requiring 2 min. of 110' ROW and TXDOT release

Signature

Signature

Title

Planner

Title

Date

062700

Date

KAUFMAN BROAD

June 16, 2000

Mr. Emil Moncivais
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

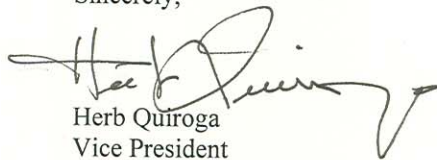
Dear Mr. Moncivais:

Enclosed is a revised POADP of 160 acres of land we proposed to develop off Zarzamora Blvd south of I.H. 35. The revised plan addresses the comments as stated in your letter dated May 4, 2000.

The issue on submitting a level 3 TIA has been addressed with a staff member from the Traffic Department, and they agreed that a level 2 study is all that is required.

Please proceed in processing this POADP, and call me if you have any questions.

Sincerely,


Herb Quiroga
Vice President

RECEIVED
100 JUN 20 AM 10:37
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

KAUFMAN BROAD

RECEIVED
00 MAR 22 PM 3: 09
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

March 21, 2000

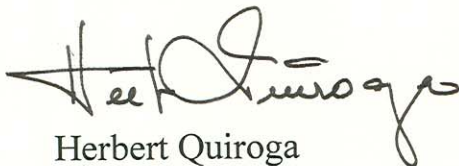
Mr. Emil Moncivais
Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Moncivais:

Enclosed is our POADP application for your review of 160 acres of land that we are proposing to develop within the next few months. The property at final development will consist of approximately 800 single family houses to be developed over an eight year period of time.

Please review the plan and call me if you have any questions

Sincerely,



Herbert Quiroga
Vice president

00 MAR 31 PM 13:30
OFFICE OF THE CLERK
COUNTY OF BEXAR
SAN ANTONIO, TEXAS

SAN ANTONIO PLANNING DEPARTMENT
LAND DEVELOPMENT SERVICES



FAX MEMO

DATE: May 4, 2000
TO: Kaufman & Broad
Herb Quiroga

FAX # 979-0072

NUMBER OF PAGES INCLUDING THIS COVER _____

Hello,

The POADP committee met on Friday, April 21, 2000 to discuss your Las Casa Subdivision POADP. Staff's comments and concerns include the following:

- TIA (level 3) will be required
- A signalized traffic light will be required at South Zarzamora and Ansely.
- A one foot non-access easement between the residential property and the adjacent commercial property.
- The line weight that defines the boundary of the POADP is too similar to the surrounding areas. Please show contrast to better illustrate the property included in the POADP.
- What is the land use for the Bexar Met site – ie an office, water plant etc.

The following are standard issues, which should be considered in the preparation of the plat:

- Edwards Aquifer concerns
- TXDOT concerns
- Tree concerns
- Floodplain concerns

Please keep in mind that additional comments may be forthcoming.

FROM: Elizabeth Carol - PLANNER II
phone # 210-207-7900
fax # 210-207-4441
e-mail: ECarol@ci.sat.tx.us

*** ACTIVITY REPORT ***

TRANSMISSION OK

TX/RX NO 6190

CONNECTION TEL 99790072

CONNECTION ID

START TIME 05/08 15:25

USAGE TIME 00'41

PAGES 1

RESULT OK

KAUFMAN BROAD

MEMORANDUM

Date: May 15, 2000
To: Elizabeth Carol
From: Herb Quiroga
Subject: Revised POADP - Las Casas

Elizabeth,

Enclosed you will find the revised POADP showing the Boundary Line for Las Casas Subdivision (Villa Del Sol).

Thank you

RECEIVED
00 MAY 16 AM 11:32
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

KAUFMAN Δ BROAD

LAND PLANNING TEAM

HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.
San Antonio, Tx. 78201 (210) 349-1111 FAX (210) 979-0072

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00 JUL 28 AM 9:58
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SERVICES DIVISION

TRANSMITTAL LETTER

DATE: 7-28-2000

PROJECT: VILLA DE SOL

Co.: CITY PLANNING (4TH FLOOR)

ATTN: MIKE HERRERA

FROM: HERB QUIROGA

REMARKS: 4 PRINTS OF POA-OP.

April 7, 2000

Elizabeth Carol	Planning	207-7900
GENE DAWSON	PAPER-DAWSON	375-9000
Andy Ballard	Public Works	207-7720
Emil R. Morcillo	COSA - Planning	207-7952
JESUS GARZA	COSA - Planning	207-795-0
DENNIS RION	PAPER-DAWSON	375-9000
JESSE TACHOCCO	PAPER-DAWSON	375-9000
Lisa Gonzalez	COSAD8	207-2888
Bob Fritz	COSA-PW	207-7587
CARLOS A SANCHEZ	COSA PW	207-8156
ERNEST BROWN	Planning	207-7207
Jesse Hayes	TxDOT	615 5860
Judy Fauschahn	TxDOT	615 5814
Todd SENG	PW	207 7741
Fernando De Leon	PW	207-7501
Debbie Reid	COSA-BI	X 8053

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1794829

AMT ENCLOSED

50-04-5573
KAUFMAN BROAD
4800 FREDERICKSBURG ROAD
S.A. TX. 78229

AMOUNT DUE 381.10
INVOICE DATE 4/07/2000
DUE DATE 4/07/2000

PHONE: 000 - 0000

POADP FEE
LAS CASAS - ZARZAMORA TRACT
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
4/07/2000	1794829	50-04-5573	4/07/2000	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 04/06/2000	04/06/2000		CK# 00075199	LAS CASAS
END	04/06/2000			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

THE FACE OF THIS DOCUMENT HAS A GREEN BACKGROUND ON WHITE PAPER

KAUFMAN & BROAD

4800 Fredericksburg Road
SAN ANTONIO, TX 78229
(210) 349-1111

Bank One, NA 0710
Chicago, IL
Payable through First USA Bank, NA

VENDOR No. 20196

DATE 03/14/00

62 - 28 / 3

0007519

*****381.

AMOUNT

PAY THREE HUNDRED EIGHTY ONE AND 10/100 *****

VOID AFTER 90 DAYS FROM ISSUE DATE

TO THE ORDER OF

CITY OF SAN ANTONIO
CENTRAL BILLING SECTION
P.O. BOX 839975
SAN ANTONIO TX 78283-3975

KAUFMAN & BROAD

John E. Broad
AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈00075199⑈ ⑆031100283⑆ 09 72347⑈

VENDOR NAME: CITY OF SAN ANTONIO

CHECK NO. 00075199

CHECK DATE 03/14/00

Stub 1

INVOICE/PO NUMBER

INVOICE AMOUNT

INVOICE/PO NUMBER

INVOICE AMOUNT

INVOICE/PO NUMBER

INVOICE AMOUNT

68775

381.10

LAS CASAS -
ZARZAMORA
TRACT

P.O.A. D.P. FEE

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

00 MAR 22 PM 3:09

TOTALS:

381.